

# ***Town of Horicon Planning Board***

Minutes of March 17, 2010

**Members Present:** Bill Bruce, Jim Remington, Harry Balz

**Members Absent:** Doug Paton, Michael Raymond, Alternates: Dennis Doyle and Georgia McMeekin

**Others Present:** ZBA member Gary Frenz, Town Board Member Bob Olson

**Guests Present:** Bill McGhie, John Silvestri, John Palermo,

Pledge

**The regular meeting of the Planning Board** was called to order by Chair, Bill Bruce. Bill Bruce stated that the January meeting minutes can not be approved due to the lack of a quorum of members present,

## **PUBLIC HEARING:**

**File # 2009-30 AD Tax Map 73.-1-12 and 90.-1-1 Richard Diehl** seeking a four lot subdivision on parcels located off Grassville Rd in the LC-10 and LC-42.6 acre zones. *No new information was received by the applicant and there were no comments or questions, the board will table this matter until more information is received.*

## **PUBLIC HEARING:**

**File # 2009-32 SD Tax Map 54.-1-2.1 Thomas and Nadine Magee** seeking a 2 lot subdivision on parcel located on Pease Hill Rd. *The applicants have requested that this matter be tabled as they will be meeting with the APA in April.*

## **NEW BUSINESS:**

**File # 2010-09 BL Tax Maps 72.-1-15, 72.-1-16 Zachman and Cotton** seeking an exchange of 0.182 acres a and **Tax Maps 72.-1-14 and 72.-1-13 Zachman and Muller** seeking an exchange of 1167 square feet, all parcels are located on Grassville Road Brant Lake. The applicants are being represented by John Silvestri. John Silvestri explained the project stating that there is no new development planned and no change in the road frontages. Brief discussion regarding revising the application to reflect correct acreage and square footage. The application was revised and initialed by the applicant's representative. Harry Balz made a motion to deem the application complete waiving the public hearing, 2<sup>nd</sup> by Jim Remington. Discussion ensued regarding the need for the boundary line adjustment with the encroachment of the garage and the building permit issue date. The zoning compliance application indicated that the garage was to be built 30' from the property line and the building permit was issued in 2007. John Silvestri stated that he understood that the garage was built too close to the line. Harry Balz made a motion to approve the boundary line adjustment, 2<sup>nd</sup> by Bill Bruce. All Ayes.

**File # 2010-13 CU Tax Map 88.10-1-21 John Palermo ETAL** seeking a Conditional Use to convert the Nursery School Building into (2) two apartments. Parcel is located on Market Street Brant Lake. John Palermo stated that the building to be renovated was the Nursery School and in the past was used as Town Offices and a Liquor Store, he would like to build a 1 bedroom apartment upstairs and a 2 bedroom apartment downstairs, has had discussions with Ralph Bentley, Supervisor and Gary McMeekin Zoning Administrator regarding the

existing septic system. Harry Balz stated that there would not be a change in the use regarding the zone. Jim Remington stated that this could not be sold separately due to the parcel size. Discussion ensued regarding future possibilities of subdividing the property. Bill Bruce made a motion to deem the application complete, 2<sup>nd</sup> by Harry Balz. All Ayes.

Discussion continued with John Palermo the idea that the larger building (Old Town Hall) could be converted into a small market with changes to the interior and asked what kind of approvals were received by the prior owner. The previous Conditional Use approval was for a “residence with a retail gallery” and the board suggested that the applicant speak with the Zoning Administrator for any determinations as to the need for approvals.

**File # 2010-012 CY Tax Map 122.-3-7 Tim Beadnell seeking** a Conditional Use to build a 24' x 62' garage on parcel located at 2283 Burnt Pond Road. The applicant was not present to answer questions. Jim Remington asked if this garage would be located at Tim Beadnell's home. Harry Balz asked if there were any other structures on this parcel and would like more information regarding any structures on the lot from Board's Secretary. Harry Balz made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

### **Board Privilege:**

Harry Balz stated that he would like this board to request that the Town Board review percentage of area a structure can cover parcel as there are many undersized lots with non-conforming structures and where the ZBA is dealing with large structures on small lots. Bill Bruce agreed stated that the septic systems need bigger lots and if these homes are going to be used as dormitories in the future, then the septic system will be non-conforming. Jim Remington also agreed. Bill Bruce stated that a percentage of lot coverage regulation is reasonable. Harry Balz stated that he knows of two new homes, one on Schroon Lake and one on Brant Lake that are out of proportion with the lot size. Discussion ensued regarding height of structures and needed regulations for number of stories. Bob Olson suggested that the board address grade level walk-in basements. Harry Balz stated that the ZBA got fooled with the structure with a walk out basement on Brant Lake and the home is too high for the lot and the surrounding homes, suggesting that all the boards get together to discuss this issue. Bob Olson suggested that the hamlets be exempt from this. Harry Balz stated that the lakes are the biggest offenders.

Harry stated that he would like to re-visit the driveway construction ordinance regarding private drives. Bob Olson stated that this may be covered in the Master Plan.

Being no further business, Chair Bill Bruce adjourned the meeting at 7:40 PM

Respectfully Submitted  
Christine Smith-Hayes, Secretary